

city living, dc style!

READY TO BECOME A DC RESIDENT? CHECK OUT OUR MENU OF HOMEOWNERSHIP AND RENTAL PROGRAMS

Key

- **DCHFA:** District of Columbia Housing Finance Agency (quasi-public)
www.dchfa.org
815 Florida Ave., NW
Washington, D.C. 20001
(202) 777-1600
- **DCHA:** District of Columbia Housing Authority (quasi-public)
www.dchousing.org
1133 North Capitol St, NE
Washington, D.C. 20001
(202) 535-1500
- **DHCD:** Department of Housing and Community Development (government)
www.dhcd.dc.gov
801 North Capitol St., NE, 8th Flr.
Washington, D.C. 2002
(202) 442-7200

Programs for Individuals

- **First-Time Homebuyer Tax Credit:** New homeowners who buy a first home in the District can get up to \$5,000 in federal tax credits. **Federal, apply with income taxes**
- **Smart Commute:** Homebuyers who buy within a half-mile of a rail station or a quarter-mile of a bus stop qualify for mortgage assistance and Metro transit discounts. **Fannie Mae, 800-732-6643**
- **203K Homeownership Loan Program:** Provides competitive mortgage loans to individuals who are looking to finance the purchase and rehabilitation of a 1 to 4 unit family properties. **DCHFA**
- **Distressed Properties Improvement Program (DPIP):** Provides tax relief and other financial incentives (e.g. deferral or forgiveness of delinquent property tax liens and water/ sewer fees) to occupied rental properties where owners are willing to make property repairs and retain lower income occupancy as authorized in Sections 804 and 805 of the Rental Housing Act of 1985. **DHCD**

- *Home Purchase Assistance Program (HPAP)*: Provides financial assistance in the form of interest-free and low interest loans to qualified District residents to enable them to purchase houses, condominiums, or cooperative apartments. Qualified households who are accepted into the three-tiered program are eligible for loans to meet down payment and closing cost requirements. The amount of the loan is based on a combination of factors including income, household size, and the amount of assets, which each applicant has to commit toward the purchase price. Loans provided are subordinate to private first trust mortgages. **DHCD**
- *D.C. Employer-Assisted Housing Program*: Provides grants and deferred loans of up to \$11,500 to employees of the District of Columbia Government who are first time homebuyers in the District of Columbia. **DHCD**
- *D.C. Metropolitan Police Housing Assistance Program*: Provides financial incentives to District of Columbia police officers that purchase homes in the District. **DHCD**
- *Homestead Housing Preservation Program*: Takes possession of tax delinquent real property (and, occasionally, DHCD foreclosures) and sells them to first-time homebuyers for as little as \$250 per unit. In exchange, the home buyer commits to enroll in and complete a home ownership training course, rehabilitate the property, reside in the property for a minimum of five years, and return it to the real property tax rolls. Low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with gap financing. **DHCD**
- *Senior Citizen Home Repair and Improvement Program (SCHRIP)*: Program provides low cost loans/grants to elderly homeowners to make emergency home repairs needed to correct deficiencies that are a threat to their health and safety. **DHCD**
- *Roofing Assistance Program*: Provides low cost loans/grants to elderly homeowners to make roofing repairs to correct deficiencies that threaten health and safety. **DHCD**
- *First Right Purchase Assistance Program*: Provides direct short-term and permanent financing loans to low and moderate income individuals and tenant groups to exercise their rights under the District's First Right to Purchase law. Loans may be used for earnest money deposits, actual purchase of property, interim rehabilitation financing, operating costs, or for "soft costs" such as legal, architectural, engineering and other technical services related to the purchase of such property. First Right Purchase loans may be converted to or used to provide permanent financing for cooperative purchasers, where required to make a project financially feasible. Properties may be located anywhere in the City. In addition, the program provides funds for application review, tenant certification, and related program administration activities. **DHCD**

Programs for Developers and Community Groups

- **Multi-Family Housing Rehabilitation Loan Program:** Source of low-cost interim construction financing and permanent financing for the rehabilitation of residential property containing five (5) or more units. The principal objective of the program is to stimulate and leverage private investment and financing in the rehabilitation of multi-family housing, which is affordable to lower income residents. The program can assist either rental housing or lower income cooperative housing. **DHCD**
- **Housing Production Trust Fund:** Provides financial assistance to non-profit and for-profit developers for the planning and production of low- to moderate-income housing and related facilities on a citywide basis. Operating as a revolving fund using public and private funds, the program assists a wide range of housing activities dealing with all aspects of housing production and preservation, housing finance and pre-development expenses. For example, activities may include acquisition, construction, rehabilitation, adaptive reuse, and childcare facilities in housing and other costs related to housing production. Housing assisted may be either rental or ownership. **DHCD**
- **Housing Finance For Elderly, Dependent and Disabled (HoFEDD):** Provides financing to private for-profit and nonprofit applicants to develop housing, including community based residential facilities, for households with special housing needs, including the elderly, disabled, homeless and individuals undergoing treatment for substance abuse. DHCD provides the acquisition and rehabilitation assistance in the form of deferred or amortized loans to qualified organizations for eligible activities. **DHCD**
- **Low Income Housing Tax Credit Program:** Provides federal income tax credits to developers of new or rehabilitated rental housing for the production of housing affordable to low- and moderate-income persons. **DHCD**
- **Apartment Improvement Program (AIP):** Provides technical assistance to owners of rental housing to develop comprehensive improvement plans involving owners, renters and financial institutions in a cooperative effort, to upgrade rental housing. **DHCD**
- **Construction Assistance Program:** Provides assistance for a variety of site development activities supporting the construction of residential, commercial and industrial projects. The principal objective of the program is to stimulate and leverage private investment in the construction of new housing units affordable to low-income residents. **DHCD**
- **Community Land Acquisition Program:** Provides assistance to non-profit land trusts to acquire land and buildings for development of low and moderate-income housing. Title to the property is retained by the nonprofit trust with provisions for permanent dedication for use as low and moderate- income housing. **DHCD**
- **Home Ownership Developers Incentive Fund (HoDIF):** Provides grants to Community Development Corporations (CDCs) and other nonprofit development entities to help lower the sales price of units developed by non-profits to make them affordable to low- and moderate-income purchasers. **DHCD**

- *Single-Family Residential Rehabilitation Program*: Source of low-cost financing for the rehabilitation of 1-4 unit residential housing which is either owner-occupied or investor-owned and located primarily in designated Community Development Areas and Enterprise Communities within the District of Columbia. The program provides low interest, amortized loans for up to 20 years and no-interest deferred loans, depending on the financial circumstances of the borrower and the amount of rehabilitation required to correct code deficiencies. **DHCD**
- *Handicapped Access Improvements Program*: Funded as part of the Single Family Rehabilitation Program, provides assistance to install improvements necessary to provide barrier free-living environments in housing occupied by persons with physical disabilities. **DHCD**
**** Could be for individuals as well.**
- *Community-Based Services*: Program supports nonprofit community based organizations (CBOs) to provide comprehensive housing counseling services to low and moderate income households in the District, including assistance in applying for a variety of DHCD assistance programs. **DHCD**
- *Tenant Purchase Technical Assistance Program*: Provides technical service assistance to non-profit organizations that provide legal, counseling, loan packaging and other technical services to low and moderate income tenant groups desiring to purchase their existing housing units and convert them to tenant-owned cooperatives and condominiums. The program also provides housing management assistance to recently formed low- and moderate-income cooperatives and condominium associations. **DHCD**

Walk-In Assistance

- *Walk - in Wednesdays Homeownership Workshop*: Homebuying workshop held every Wednesday at 10 a.m. at the Home Resource Center (815 Florida Avenue, NW). The free workshop teaches potential homebuyers about each step of the homebuying process, from how to get a mortgage loan to what happens at settlement. **DCHFA**
- *Spanish Walk - in Thursday Workshop*: Homeownership workshop conducted in Spanish will be held the third-Thursday of every month at 10:30 a.m. at the Home Resource Center (815 Florida Avenue, NW). The free workshop will teach potential homebuyers each step of the homebuying process from how to get a mortgage loan to what happens at settlement. **DCHFA**

Workshops and Seminars

- *Brown Bag Friday Homeownership Workshop*: A workshop on the homebuying process is held every Friday at 11:30 a.m. at the Home Resource Center (815 Florida Avenue, NW). With the assistance of the Washington Real Estate Brokers Association, the Home Resource Center offers a free workshop teaches potential homebuyers about each step of the homebuying process, from how to get a mortgage loan to what happens at settlement. **DCHFA**

- *Credit Chat Room Seminar*: 30-minute seminar for young adults (17 and 18 years) designed to teach them basic information about credit, including what it is, how it is used, how to avoid credit pitfalls and how to fix credit problems. School officials and other youth organization representatives can call (202) 777-1660 to schedule a free seminar. **DCHFA**